



81 Chilton Way  
Hungerford, Berkshire, RG17 0JF







# 81 Chilton Way

Hungerford, Berkshire, RG17 0JF

£330,000

A spacious three bedroom semi detached house occupying an elevated position within an established residential area.

## Description

The accommodation includes a dining hall, open plan kitchen and conservatory with doors to the garden. The sitting room is of a generous size and has good natural light from a large picture window. On the first floor there are three bedrooms, two of which have views over rooftops to distant fields. The bathroom includes a shower. Outside there is a garage and an additional parking space to the side. The large rear garden is terraced with mature trees and far reaching views from the top. NO ONWARD CHAIN.

## Hungerford

The historic market town of Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, a primary school, secondary school and also a nursery school rated outstanding by Ofsted. There are also pubs, restaurants and numerous leisure activities and clubs. The M4 motorway can be joined approximately 3 miles to the north

and there is a rail service from the town to Newbury, Reading, London (Paddington) and the West Country (Reading to Taunton line).

## Directions

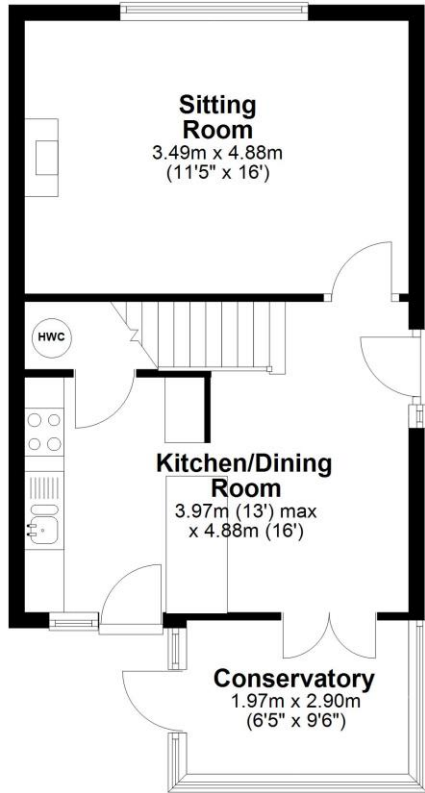
From our office turn right down the High Street, first left into Church Street and then second left into Church Way. Take the second right turn into Chilton Way and No.81 will be found along on the left hand side.

- Dining Hall
- Kitchen
- Sitting Room
- Conservatory
- Three Bedrooms
- Bathroom
- Garage
- Gardens
- Gas to Radiator Heating
- Double Glazing



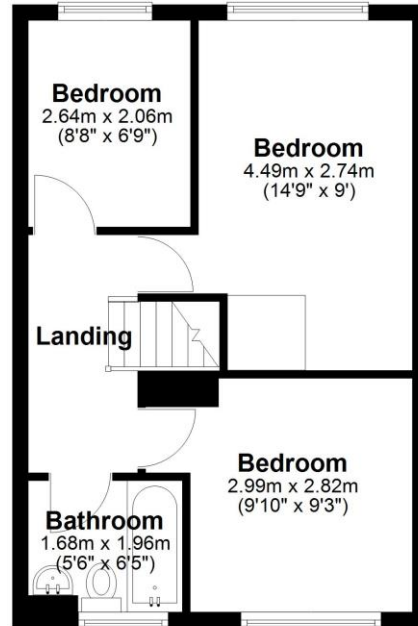
### Ground Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



### First Floor

Approx. 37.0 sq. metres (398.4 sq. feet)



Total area: approx. 79.9 sq. metres (860.1 sq. feet)



To view this property call Marc Allen Estate Agents on **01488 685353**



Door to:-

### Dining Hall

13' (3.96m) x 8' 2" (2.49m). Radiator. Stairs to first floor.

### Kitchen Area

9' 7" (2.92m) x 7' 4" (2.24m). Fitted with a range of wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Electric cooker point. Plumbing for automatic washing machine and dishwasher (slimline space). Airing cupboard with hot water tank and immersion heater. Door to garden.

### Sitting Room

15' 11" (4.85m) x 11' 5" (3.48m). Feature fireplace (not open). Picture window. Radiator.

### Conservatory

9' 6" (2.9m) x 6' 6" (1.98m). Quarry tiled floor. Radiator. Door to garden.

### Staircase gives access to landing

Access to loft.

### Bedroom 1

14' 8" (4.47m) max x 11' 1" (3.38m) max. Radiator. Views across rooftops to distant fields.

### Bedroom 2

11' (3.35m) max x 9' 10" (3m). Radiator.

### Bedroom 3

8' 7" (2.62m) x 6' 8" (2.03m). Radiator. Views across rooftops to distant fields.

### Bathroom

A white suite comprising twin grip panelled bath with a shower over, wash hand basin and w.c. Tiled surrounds. Radiator.

### Garage

To the front with a metal up and over door. Additional parking space to the side.

### At the front of the property

Steps lead to the property with an area of grass and a border.

### At the rear of the property

There is a paved area with steps to a large terraced garden with seating areas and mature trees in a double width upper section.

### Services

All mains connected. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: [sales@marcallen.co.uk](mailto:sales@marcallen.co.uk)

**Disclaimer** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

